Moultrie Quality Growth Resource Team Recommendations

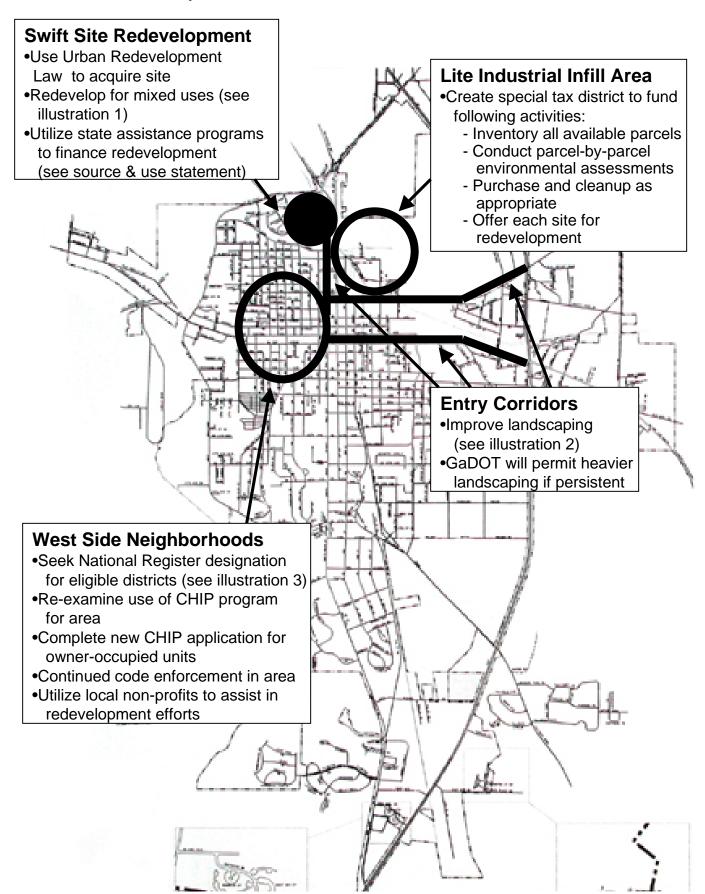


Illustration 1: Swift Site Redevelopment Concept

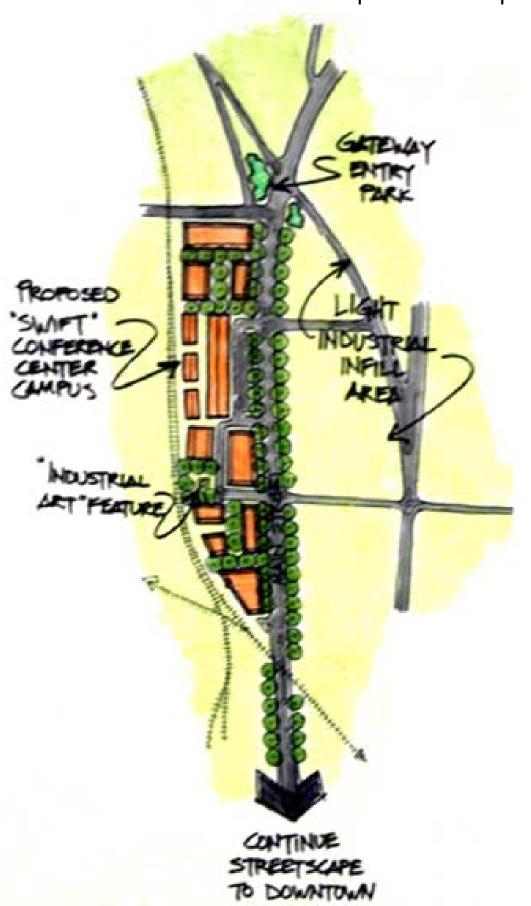


Illustration 2: Concept for Enhancing Roadway Landscaping

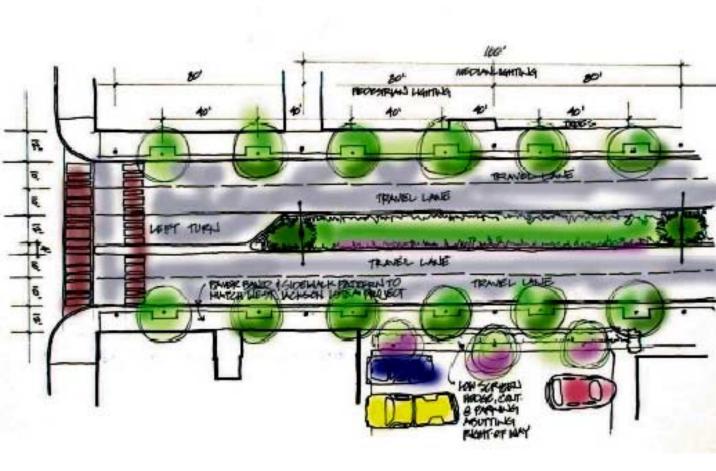
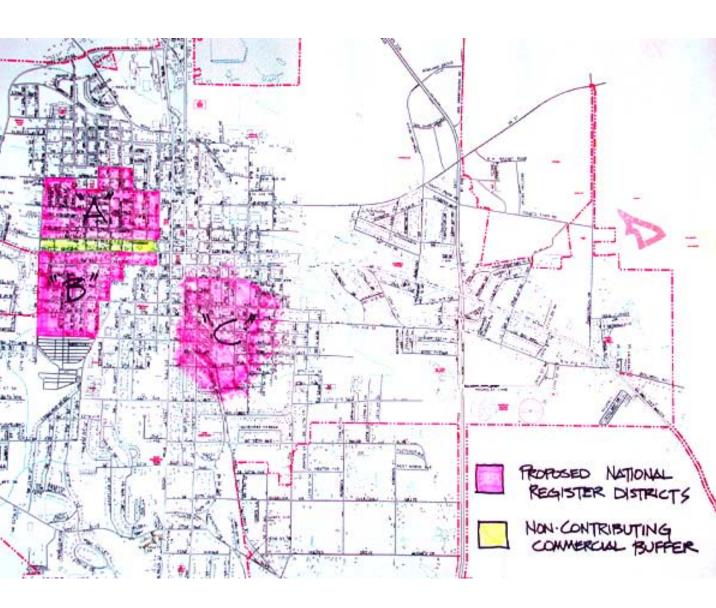


Illustration 3: Proposed National Register Districts for West Side



Source & Use Statement for Swift Site

rouvity	Max Coot	<u>000100</u>
Acquisition	\$250K per project	DCA Redevelopment Fund
Env. Assessment	On Hand	DCA Revolving Loan Fund
Demolition/Cleanup	On Hand/\$250K	DCA

Max Cost

Mixed Use Redev. Up to \$5 Million CDBG Loan

Guarantee

Fund

Redevelopment

Source

Colquitt County is Tier 1, therefore is eligible for OneGeorgia funds; And under the BEST Legislation eligible for job tax credits

Possible Uses for Swift Site

- Business Incubator
- Conference Center
- Hotel

Activity

- General Office Space
- Outdoor Covered Festival Space (stockyards area)
- Restaurant
- Interpretative Center Sales of Indigenous Products

Specific Recommendations for Light Industrial Infill Area

- 1. Create a special tax district where property tax and revenues paid within the district can be used for a special use (e.g. purchase of property, completion of environmental assessment, and clean-up of contamination)
- 2. Rezone all parcels light industrial within the district
- 3. Create an inventory of available parcels in user-friendly program (e.g. GIS) that contains information the economic development staff, chamber and regional development center need for marketing the area such as:
 - Size of parcel
 - Zoning
 - Developed or undeveloped
 - Are structures present?
 - If structures are present: size and condition
 - Soil type
 - Infrastructure available (road, sewer, gas, electricity, railroad, etc.)
 - Available environmental assessments and/or condition
- 4. Create a partnership between the city and the joint development authority to purchase the unused/underutilized parcels on a parcel-by-parcel basis after completing an environmental assessment. Assessment and purchase should start with the tax delinquent properties.
 - Prior to purchasing the property complete an environmental assessment.
 During this assessment ask consultant to assess potential clean-up cost if potential contamination is found.
 - Purchase or do not purchase based upon potential contamination, risks and potential cleanup costs identified during the environmental assessment.
- 5. If the partnership buys the property and environmental contamination is identified, clean-up the contamination using funds generated from the special tax.
- 6. Offer properties for redevelopment after environmental assessment and clean-up (if appropriate) is completed. Property could either be sold or leased on a long-term basis (to keep control with the partnership). As part of the marketing efforts during redevelopment need to use the availability of existing infrastructure as a marketing tool. Part of the marketing may involve education of potential buyers to the benefits of brownfield redevelopment and the overall industrial area redevelopment plan. Redevelopment efforts should focus on:
 - Multiplier industry (e.g. lumber mill and horse bedding company)
 - New industry that is compatible with existing industry
 - Value-added agriculture (as high priority for governor)

Specific Recommendations for Light Industrial Infill Area (continued)

Funding: The U.S. Environmental Protection Agency provides competitive grants for Assessment Demonstration Pilots and Brownfields Cleanup Revolving Loan Fund Pilots. In addition, EPA Region 4 has limited funding to conduct environmental site assessments (performed by the U.S. Corps of Engineers) under the Targeted Brownfield Assessment program.

For more information on brownfield redevelopment visit http://www.epa.gov/brownfields/ (U.S. Environmental Protection Agency Brownfield Headquarters web page) and http://www.epa.gov/region4/waste/bf/index.htm (U.S. Environmental Protection Agency Region 4 brownfield web page). Additionally, the Browfields 2002 conference will be held in Charlotte, NC this year November 13-15, 2002. Registration is free. See http://www.brownfields2002.org/ for more information.

Note, Georgia Tech Research Institute (GTRI) has a non-profit, non-advocate, free technical assistance program, Technical Assistance to Brownfield Communities (TAB), that helps community groups and municipalities deal with the issues encountered while redeveloping environmental contaminated property. For more information on this program visit http://www.hsrc.org/hsrc/html/tosc/sswtosc/tab.html or contact Ms. Corey Fischer at corey.fischer@gtri.gatech.edu